

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY



SW-03389A

Seven Canyons Water Treatment Company

15333 N. Pima Rd., Ste. 305

Scottsdale, AZ 85260

RECEIVED

MAY 20 2007

ARIZONA CORP. COMMISSION
Director, Utilities

ANNUAL REPORT

FOR YEAR ENDING

12	31	2007
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FOR COMMISSION USE

ANN05	07
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S-2008

COMPANY INFORMATION

Company Name (Business Name): Seven Canyons Water Treatment Company (SW-03389A)

Mailing Address: 15333 N Pima Rd, Suite 305

Scottsdale, AZ 85260

480-627-7000

Telephone No. (Include Area Code)

480-627-7010

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address:

Local Office Mailing Address : 755 Golf Club Way

Sedona, AZ 86336

928-203-2254

Local Office Telephone No. (Include Area Code)

928-203-2092

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Management Contact: Cavan Real Estate Investments – Paul Holste, CFO

(Name)

(Title)

15333 N Pima Rd, Suite 305

(Street)

Scottsdale

(City)

AZ

(State)

85260

(Zip)

480-627-7000

Telephone No. (Include Area Code)

480-627-7010

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address:

On Site Manager: Wendy Ferguson

755 Golf Club Way

(Street)

Sedona

(City)

AZ

(State)

86336

(Zip)

928-203-2254

Telephone No. (Include Area Code)

928-203-2036

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address: scwatercompany@sevencanyons.com

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

Statutory Agent: _____
(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney: _____
(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

OWNERSHIP INFORMATION

Check the following box that applies to your company:

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (S) | <input checked="" type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P) | <input type="checkbox"/> Subchapter S Corporation (Z) |
| <input type="checkbox"/> Bankruptcy (B) | <input type="checkbox"/> Association/Co-op (A) |
| <input type="checkbox"/> Receivership (R) | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other (Describe) _____ | |

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- | | | |
|-------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> APACHE | <input type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA | <input type="checkbox"/> GRAHAM | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ | <input type="checkbox"/> MARICOPA | <input type="checkbox"/> MOHAVE |
| <input type="checkbox"/> NAVAJO | <input type="checkbox"/> PIMA | <input type="checkbox"/> PINAL |
| <input type="checkbox"/> SANTA CRUZ | <input checked="" type="checkbox"/> YAVAPAI | <input type="checkbox"/> YUMA |
| <input type="checkbox"/> STATEWIDE | | |

COMPANY NAME Seven Canyons Water Treatment Company (SW-03389A)

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
351	Organization			
352	Franchises			
353	Land and Land Rights			
354	Structures and Improvements			
355	Power Generation Equipment			
360	Collection Sewers – Force			
361	Collection Sewers – Gravity	649,229.00	119,025.32	530,203.68
362	Special Collecting Structures			
363	Services to Customers			
364	Flow Measuring Devices			
365	Flow Measuring Installations			
370	Receiving Wells			
380	Treatment and Disposal Equip.	2,076,081.00	186,847.29	1,889,233.71
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant and Misc. Equipment			
390	Office Furniture and Equipment	2,335.22	1,187.82	1,147.40
391	Transportation Equipment			
393	Tools, Shop and Garage Equip.	3,688.35	1,756.34	1,932.01
394	Laboratory Equipment	4,812.54	1,686.06	3,126.48
395	Power Operated Equipment			
398	Other Tangible Plant			
	TOTALS	2,736,146.11	310,502.83	2,425,643.28

This amount goes on the Balance Sheet Acct. No. 108 

CALCULATION OF DEPRECIATION EXPENSE

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
351	Organization			
352	Franchises			
353	Land and Land Rights			
354	Structures and Improvements			
355	Power Generation Equipment			
360	Collection Sewers – Force			
361	Collection Sewers – Gravity	649,229.00	4.00	25,969.16
362	Special Collecting Structures			
363	Services to Customers			
364	Flow Measuring Devices			
365	Flow Measuring Installations			
370	Receiving Wells			
380	Treatment and Disposal Equip.	2,076,081.00	4.00	83,043.24
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant and Misc. Equipment			
390	Office Furniture and Equipment	2,335.22	15.61	364.44
391	Transportation Equipment			
393	Tools, Shop and Garage Equip.	3,688.35	14.29	526.91
394	Laboratory Equipment	4,812.54	11.79	567.28
395	Power Operated Equipment			
398	Other Tangible Plant			
	TOTALS	2,736,146.11		110,471.03

This amount goes on the Comparative Statement of Income and Expense Acct. 403

COMPANY NAME Seven Canyons Water Treatment Company (SW-03389A)

BALANCE SHEET

Acct No.	ASSETS	BALANCE AT BEGINNING OF TEST YEAR	BALANCE AT END OF YEAR
	CURRENT AND ACCRUED ASSETS		
131	Cash	217.84	107.08
132	Special Deposits		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	17,154.23	13,501.71
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments	1,563.37	
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	18,935.44	13,608.79
	FIXED ASSETS		
101	Utility Plant in Service	2,735,217.90	2,736,146.11
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	(200,031.80)	(310,502.83)
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	2,535,186.10	2,425,643.28
	TOTAL ASSETS	2,554,121.54	2,439,252.07

NOTE: Total Assets on this page should equal **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct · No.	LIABILITIES	BALANCE AT BEGINNING OF TEST YEAR	BALANCE AT END OF YEAR
	CURRENT LIABILITES		
231	Accounts Payable	372.35	43,880.68
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies	2,044.19	
235	Customer Deposits		
236	Accrued Taxes	(51.85)	
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	2,364.69	43,880.68
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds		
	DEFERRED CREDITS		
252	Advances in Aid of Construction		
253	Other Deferred Credits		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS		
	TOTAL LIABILITIES	2,364.69	43,880.68
	CAPITAL ACCOUNTS		
201	Common Stock Issued	1,000.00	1000.00
211	Other Paid in Capital	3,282,517.42	3,333,861.71
215	Retained Earnings	(731,760.57)	(939,490.32)
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	2,551,756.85	2,395,371.39
	TOTAL LIABILITIES AND CAPITAL	2,554,121.54	2,439,252.07

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
521	Flat Rate Revenues	34,156.00	42,727.00
522	Measured Revenues	5,336.58	9525.00
536	Other Wastewater Revenues	875.00	
	TOTAL REVENUES	40,376.58	52,252.00
	OPERATING EXPENSES		
701	Salaries and Wages		
710	Purchased Wastewater Treatment		
711	Sludge Removal Expense	335.00	2,480.00
715	Purchased Power	6,040.29	10,882.00
716	Fuel for Power Production		
718	Chemicals	238.04	1,062.00
720	Materials and Supplies	1,949.39	5,383.00
731	Contractual Services – Professional	19,816.41	40,287.00
735	Contractual Services – Testing	2,979.50	6,497.00
736	Contractual Services – Other	66,805.83	70,760.00
740	Rents		1,094.00
750	Transportation Expense		
755	Insurance Expense	782.28	4,154.00
765	Regulatory Commission Expense		
775	Miscellaneous Expense	5,749.88	5,198.00
403	Depreciation Expense	110,371.79	110,471.00
408	Taxes Other Than Income		
408.11	Property Taxes	388.26	642.00
409	Income Taxes	50.00	50.00
	TOTAL OPERATING EXPENSES	215,506.67	258,960.00
	OPERATING INCOME/(LOSS)	(175,130.09)	(206,708.00)
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses	(187,176.00)	
427	Interest Expense		
	TOTAL OTHER INCOME/EXPENSE		
	NET INCOME/(LOSS)	(362,306.09)	(206,708.00)

COMPANY NAME	Seven Canyons Water Treatment Company (SW-03389A)
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SUPPLEMENTAL FINANCIAL DATA

Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate	%	%	%	%
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

COMPANY NAME	Seven Canyons Water Treatment Company (SW-03389A)
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WASTEWATER COMPANY PLANT DESCRIPTION

TREATMENT FACILITY

TYPE OF TREATMENT (Extended Aeration, Step Aeration, Oxidation Ditch, Aerobic Lagoon, Anaerobic Lagoon, Trickling Filter, Septic Tank, Wetland, Etc.)	Extended Aeration
DESIGN CAPACITY OF PLANT (Gallons Per Day)	64,000

LIFT STATION FACILITIES

Location	Quantity of Pumps	Horsepower Per Pump	Capacity Per Pump (GPM)	Wet Well Capacity (gals)
Secret Canyon Drive	2	25	280	2321

FORCE MAINS

Size	Material	Length (Feet)
4-inch	NONE	
6-inch	PVC	1727

MANHOLES

Type	Quantity
Standard	12
Drop	

CLEANOUTS

Quantity
2 - Sewer Force Main – 2 Way

COMPANY NAME	Seven Canyons Water Treatment Company (SW-03389A)
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WASTEWATER COMPANY PLANT DESCRIPTION (CONTINUED)

COLLECTION MAINS

SERVICES

Size (in inches)	Material	Length (in feet)
4		
6	PVC	115
8	PVC	2283
10		
12		
15		
18		
21		
24		
30		

Size (in inches)	Material	Quantity
4		
6		
8	PVC	115 lf
12		
15		

FOR THE FOLLOWING FIVE ITEMS, LIST THE UTILITY OWNED ASSETS IN EACH CATEGORY

SOLIDS PROCESSING AND HANDLING FACILITIES	N/A
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	N/A
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
STRUCTURES (Buildings, Fences, Etc.)	None
OTHER (Laboratory Equipment, Tools, Vehicles, Standby Power Generators, Etc.)	Sensaphone, Telemetry Computer, Various Tools, Locator, Various Lab, Turbidimeter, Centrifuge

COMPANY NAME Seven Canyons Water Treatment Company (SW-03389A)

WASTEWATER FLOWS

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY SEWAGE FLOW	SEWAGE FLOW ON PEAK DAY
01/06 07	37	268132	9333
02/06 07		243932	11248
03/06 07		270155	11596
04/06 07		276656	19657
05/06 07		288787	10547
06/06 07		256106	10635
07/06 07		294160	10835
08/06 07		211912	12453
09/06 07		263923	14526
10/06 07		277632	11768
11/06 07		302387	21,349
12/06 07		331360	22,090

PROVIDE THE FOLLOWING INFORMATION AS APPLICABLE

Method of Effluent Disposal (leach field, surface water discharge, reuse, injection wells, groundwater recharge, evaporation ponds, etc.)	Reuse
Wastewater Inventory Number (all wastewater systems are assigned an inventory number)	103334
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit Number	103334
ADEQ Reuse Permit Number	R103334
EPA NPDES Permit Number	N/A

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STATISTICAL INFORMATION

Total number of customers

Total number of gallons treated

328,512 gallons

COMPANY NAME Seven Canyons Water Treatment Company (SW-03389A) **YEAR ENDING** 12/31/2007

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2007 was: \$398.94

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

**VERIFICATION
AND
SWORN STATEMENT**
Taxes

RECEIVED

MAY 26 2008

AZ CORP COMM
Director Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF MARICOPA

MISTY BUTLER, SECRETARY

SEVEN CANYONS WATER TREATMENT COMPANY

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2007

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

Web

SIGNATURE OF OWNER OR OFFICIAL

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

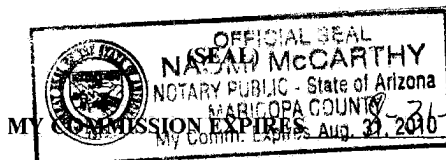
16th

DAY OF

MARICOPA

MAY

2008



Naomi McCarthy

SIGNATURE OF NOTARY PUBLIC

RECEIVED

MAY 17 2008

W. J. CORP. COMM.
Director Utilities

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF MARICOPA

MISTY BUTLER, SECRETARY

SEVEN CANYONS WATER TREATMENT COMPANY

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2007

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2007 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$) \$52,252.00
--

**(THE AMOUNT IN BOX ABOVE
INCLUDES \$0.00
IN SALES TAXES BILLED, OR COLLECTED)**

****REVENUE REPORTED ON THIS PAGE MUST
INCLUDE SALES TAXES BILLED OR
COLLECTED. IF FOR ANY OTHER REASON,
THE REVENUE REPORTED ABOVE DOES NOT
AGREE WITH TOTAL OPERATING REVENUES
ELSEWHERE REPORTED, ATTACH THOSE
STATEMENTS THAT RECONCILE THE
DIFFERENCE. (EXPLAIN IN DETAIL)**

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

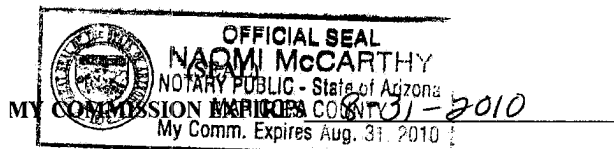
16th

DAY OF

MARICOPA

MAY

, 2008



SIGNATURE OF OWNER OR OFFICIAL

TELEPHONE NUMBER

SIGNATURE OF NOTARY PUBLIC

RECEIVED

MAY 2 2008

4 CORP COMM
Director Utilities

**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF MARICOPA

MISTY BUTLER

SECRETARY

SEVEN CANYONS WATER TREATMENT COMPANY

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2007

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2007 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$2,160.00

(THE AMOUNT IN BOX AT LEFT
INCLUDES \$0.00
IN SALES TAXES BILLED, OR COLLECTED

*RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.

X
SIGNATURE OF OWNER OR OFFICIAL

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

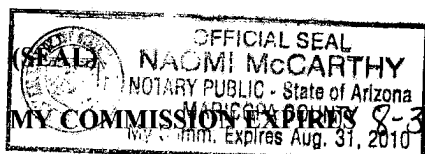
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

16th

DAY OF

NOTARY PUBLIC NAME	NAOMI MCCARTHY
MARICOPA	
APRIL MAY	2008



X Naomi McCarthy
SIGNATURE OF NOTARY PUBLIC

WARNING: THIS CHECK IS PROTECTED BY MICR SECURITY FEATURES

Seven Canyons Water Treatment Co.
15333 N Pima RD #305
Scottsdale, AZ 85260

200621/2
953-30-970

National Bank of Arizona
7375 E Doubletree Ranch Road
Scottsdale, AZ 85258

1292115
DATE April 26, 2007
CHECK NO. 3440
AMOUNT \$*****207.76

Pay: *****Two hundred seven dollars and 76 cents

PAY TO THE ORDER OF Yavapai County Treasurer
Ross D. Jacobs
1015 Fair Street
Prescott, AZ 86305

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTHERHEAD • INK-BLEED THROUGH • MICR LINE • VOID WATERMARK • VOID SECURITY FEATURES

⑈000003440⑈ ⑆122105320⑆0050035893⑆ ⑈0000020776⑈

DEPOSIT ONLY

6005
2007
5340733462

Dep Only Yav Co Treas 05/27/2007

5340733462

5340733462

Date:05/08/07 Sequence Num:80109813 Account:50035893 Serial:3440 Amount:\$207.76 Dep Seq#:-

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P. 005

MAY-13-2008 TUE 03:07 PM

Seven Canyons Water Treatment Co.
15333 N Pima RD #305
Scottsdale, AZ 85260

2007112

National Bank of Arizona
7378 E Doubletree Ranch Road
Scottsdale, AZ 85258

82

DATE
October 24, 2007

CHECK NO.
3501

AMOUNT
\$191.18

Pay: *****One hundred ninety-one dollars and 18 cents

PAY TO THE ORDER OF
Yavapai County Treasurer
Ross D. Jacobs
1015 Fair Street
Prescott, AZ 86305

1308320 J. L. M. W. H.

SECURITY FEATURES INCLUDE MICROPRINTING - VOID WATERMARK - ENDORSEMENT BACKEN - INK-REACTIVE CHEMICAL RESISTANT

000003501 122105320:0050035893 0000019118

Dep Only Yav Co

10/31/07

4010

04314

10/31/07

1113013314 411 2007 23

5240342004

Date:10/31/07 Sequence Num:20104194 Account:50035893 Serial:3501 Amount:\$191.18 Dep Seq#:-

https://afs.cs.zionsbank.com/scripts/afs/afswb/AfsWeb.dll?Process?_application=eVision... 5/13/2008